

UDIA Sustainable Urban Development Matrix



This case study has been prepared for the [UDIA Sustainable Urban Development \(SUD\) Matrix](#). The SUD Matrix aims to promote and facilitate social, economic, and environmentally sustainable urban development initiatives. All cases are reviewed by the [UDIA Sustainability Committee](#) prior to uploading and periodically to ensure the SUD Matrix remains current.

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| PROJECT NAME: | Saltwater Coast – Integration of Social and Natural Infrastructure on Urban Fringe |
| PROJECT OVERVIEW: | <p>Saltwater Coast is a premium master planned community located only 20 kilometres from the Melbourne CBD. Boasting views of the Melbourne city skyline and Port Phillip Bay, the Aveo development is a delicate balance of urban and natural coastal themes. Saltwater Coast provides a popular residential living environment, responsive to the characteristics, aspiration and cultural identity of the bayside community.</p> <p>Recreation is seen as a key feature in the design of Saltwater Coast. The nature trail network, boardwalks and timber landings provide a place for all residents to meet and exercise within the scenic environment. Offering a choice of home sites to suit every lifestyle, the designs reflect a unified contemporary style with a clear coastal influence.</p> |
| CORE AREA OF SUSTAINABILITY ADDRESSED BY THIS CASE STUDY: | <p>Ecology and Conservation Community Infrastructure and Place Making ecosystems, water & community</p> |
| OBJECTIVES OF THE PROJECT RELEVANT TO CORE AREA: | <ul style="list-style-type: none"> • Promoting lifestyles integrated with nature and coastal environment. • To create new, and enhance existing, wetlands. • Naturally treat storm water and reduce runoff to the bay. • Create/preserve habitat for protected species such as Pacific Golden Plover. |
| IMPLEMENTATION MEASURES/ KEY INNOVATIONS: | <p>Ecological:</p> <ul style="list-style-type: none"> • Situated adjacent to the Cheetham Wetlands (a RAMSAR site) & Point Cook Coastal Park. • The Cheetham Wetlands are home to 180 species of birds, including numerous migratory species. • Monitoring established for Pacific Golden Plovers and Orange Bellied Parrot. • Approximately 30% of development is given over to parks – approximately 50Ha in total. • Reserves have retained 100% of native species. • 22Ha of saltmarsh to be returned to Parks Vic by 2018. • All storm water is biologically treated in separate, purpose designed wetland features, then discharged into the saltmarsh away from the sensitive wetland areas and ensures no run-off reaches them. • All dwellings on site are within 400m of a park. |

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| | <p>Community:</p> <ul style="list-style-type: none"> • Architecturally designed Lifestyle Centre, with facilities only available to residents and guests. • Awarded the Sir Osborn McCutcheon Award for Commercial Architecture at the 2012 Victorian Architecture Awards and the 'Best Commercial Exterior' at the 2012 Intergrain Timber Vision Awards. • Indoor and outdoor swimming pools, spa and kids pool. • Fully equipped gym, tennis courts, function room, café and BBQ facilities. • 4 Ha parcel reserved for a P-9 school, St Mary's Primary School opened in 2014 along with the "Creative Garden" Early Learning childcare centre. • 2.25 Ha Neighbourhood Shopping Centre to house a supermarket and 15-20 specialty retailers. • "Saltwater Reserve" provides Victoria's first synthetic oval, 2 grassed ovals, 3 soccer fields, 8 tennis courts and netball facilities. • Aveo have sponsored the local Aus Kick, Point Cook Cricket Club, Point Cook Netball Club and Hoppers Crossing Cricket Club throughout the development. • Aveo work closely with the local community through the Saltwater Coast Owners Corporation • Aveo host a yearly Christmas party for residents and local community groups along as well. <p>Overall: The Saltwater Coast development has achieved 4 elements in the EnviroDevelopment rating system, including Ecosystems, Community, Water and Energy.</p> |
| <p>OUTCOMES/ RESULTS:</p> | <ul style="list-style-type: none"> • Conservation areas are protected, including integration with new urban areas, Golden Plover zone has remained well preserved despite construction works. • Wetlands to be handed over by 2018. Wetland 5 (recently named Crocodile Park), the largest within the estate, is almost complete with Wetland 2 under construction. • Phosphorous levels tracking below predictions despite heavy construction and incomplete full wetland system. • Lifestyle centre and Saltwater Reserve completed. Council has taken control of land for Community Centre, completion due in September 2015. • Development approximately 50% built out. |
| <p>LESSONS LEARNED:</p> | <p>Undertaking a 10 year, master planned community always has its challenges. The key lessons learned across all elements of the project from sales, construction, approvals and environmental conservation is to maintain as much flexibility as possible. Whilst the project has a holistic, integrated water strategy, there have been several alterations, all for the better, such as interim wetland planting ahead of schedule to ensure water quality is maintained through heightened periods of construction activity.</p> <p>Similarly, selecting the right species of plants within the man-made parks and wetlands have had varied success when integrating with the existing ecosystems, however the lessons learned are then carried forward into the next stages of planting.</p> |

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| | Finally, adapting the right balance of lot allocations, sizes, orientation, proximity to environment and water features and density of dwellings that meet the local community requirements is striking a balance between consolidated urban living and sensitive development on the doorstep of such significant, remnant environmental areas. |
| WEBSITE: | Case Studies: http://www.envirodevelopment.com.au/01_cms/details.asp?ID=60 |
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